

**Springfield District Land Use Committee Meeting**  
**Monday, September 14, 2015, 7:00 p.m.**  
**Fairfax County Government Center Rooms 4/5**  
**Meeting Minutes**

**COMMITTEE MEMBERS PRESENT**

Jeff Saxe, Chair  
Mike DeLoose, Vice-Chair  
Mike Congleton  
Tyna Gaylor  
Phil Poole  
Tony Wiley  
Susan Yantis

**COUNTY STAFF PRESENT**

Marlae Schnare, *Supervisor Pat Herrity's Office*  
Nicholas Rogers, *Planning & Zoning*

Chairman Pete Murphy, Fairfax County Planning Commission also attended

(1) Chairman Saxe noted that the Plan Amendment 2014-III-FC1 for a senior living facility located on the Fair Lakes Hyatt site has been withdrawn. The Committee will not be reviewing or making a decision on that item.

(2) Clark Massie, Tetra Corporation, presented the Christopher Companies application, RZ 2015-SP-003, for twelve homes on two parcels located at the end of Crouch Drive, approximately 850 feet south of Lee Highway. The parcels comprise 6.5 acres. One parcel has an existing home which will remain; the other parcel has an existing structure which will be demolished. They are requesting to rezone the property from its current status of R-1 to PDH-2 which is in conformance with the Comprehensive Plan. The property is surrounded by R-2 cluster housing (Hampton Woods 1 & 2) and R-1 (Crystal Springs to the east and Kim property to the north). There is a total of 13 lots for an effective density of 1.99 dwellings per acre.

The entrance to the community is via Crouch Drive. This road will extend to the northern end of the site terminating in a cul-de-sac providing a future interparcel connection to the 2-acre parcel currently zoned R-1 (Kim property). The proposal results in 20% open space including an informal play area with seating for the residents. A stormwater management facility will be constructed with rain gardens and underground storage and piped outfall.

The applicant met with the communities surrounding this site in February, 2015 and the community's major concerns were the impact on schools and traffic. Also they were concerned about the road extension to Route 29.

A tree survey was conducted and the tree save areas are mostly on the perimeter of the site; some of the homes at the northern end of the site were relocated to save some additional trees marked by the County arborist. Plantings along the Crystal Springs side of the site must be maintained

by the homeowners. Mike Congleton suggested creating a conservation easement so that the County will be better able to enforce any removal of the plantings by the homeowners. Additional questions from the community members attending this meeting included concerns about grading and any additional clearing of land near the Crystal Springs side of the property. Also, a Crystal Springs homeowner expressed concern about any potential damage to the Crystal Springs wells. Claudette Ward, a homeowner who lives on Tractor Lane, recommended approval of the application to the Committee.

The Committee made a motion for approval and the motion was passed unanimously.

(3) Chairman Saxe provided information on the Fairfax Forward Phase 2 process of which he and fellow land use committee member Tony Wiley are members. He noted that he and other members of the Phase 2 process would like to see the site specific nominations for the Springfield District expedited in some fashion so the property owners do not have to wait until the Fall of 2016 for a decision on their nomination. Also, the Checklist for the Fairfax Center will be an item on their agenda for review.

(4) Chairman Saxe noted that the Meade Family Daycare application will not be reviewed by the Committee. He made this decision after conferring with Marlae Schnare and Planning Commissioner Murphy. There will be a community meeting next week Monday, September 21 at 7 pm in the West Springfield Government Center if any committee members would like to attend. The applicant has a single family detached home in the Fairfax Station area in the South Oaks community.

(5) A motion to approve the July 13, 2105 minutes was made and approved unanimously.

(6) Chairman Saxe noted that he now has a conflict with our scheduled committee meetings on the second Monday of the month. He would like to move the meetings to the 4<sup>th</sup> Mondays of the month; all committee members agreed that this new date would work for them.